

encino park master plan

preliminary overall area development plan

PROPOSED LAND USES

- ldr LOW DENSITY RESIDENTIAL - ALL AREAS NOT INDICATED OTHERWISE
 mdr MEDIUM DENSITY RESIDENTIAL
 hdr HIGH DENSITY RESIDENTIAL
 bp BUSINESS PARK
 c COMMERCIAL
 ch CHURCH
 elem ELEMENTARY SCHOOL
 club RECREATION FACILITIES

PHASING WILL GENERALLY BE FROM SOUTH TO NORTH
 IN M.U.D. SEQUENCE.

DENTON UTILITIES HOLDS LONG-TERM
 AGREEMENTS FOR WATER AND SEWER
 WITH CITY WATER BOARD AND THE
 CITY OF SAN ANTONIO.

RANCHLAND - CURRENT
 FUTURE STONE OAK
 COMMERCIAL & APARTMENTS



denton development company
 and gill savings

02#

the encino park master plan is
 subject to change by the developer

WENDELL DAVIS & ASSOCIATES
 planning and development consultants
 SAN ANTONIO, TEXAS 78204-6333

2/82
 6/82
 5/82
 4/82
 5/82

encino park master plan

preliminary overall area development plan

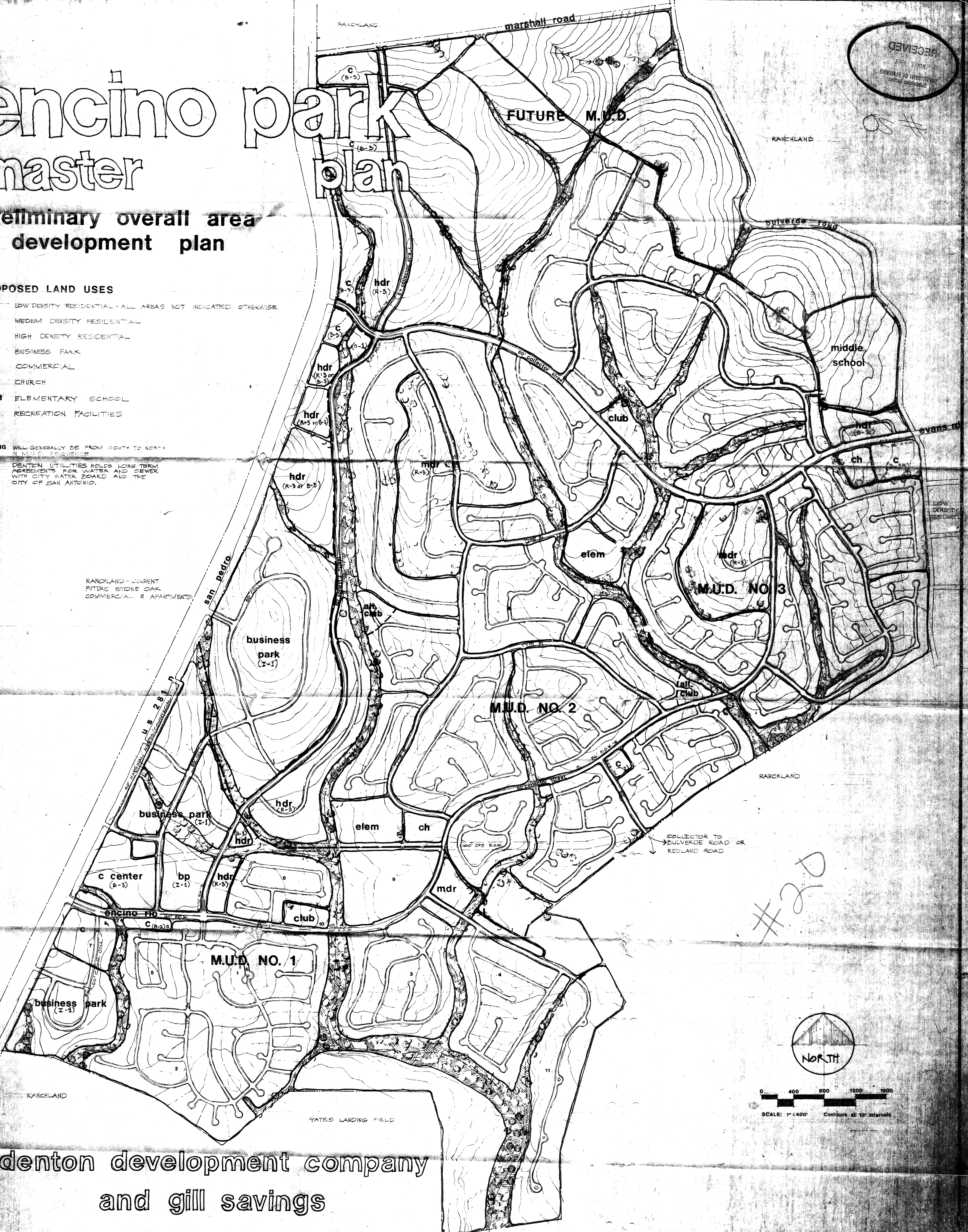
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SAN ANTONIO, TEXAS

INFORMATION SHEET FOR
P.O.A.D.P. — shell

ENCINO PARK
P.O.A.D.P.

FILE NO. 83-17-65-86

(To be assigned by the Planning Dept).

(DAN KOSSL) OR ALLIEN GORMLEY

DENTON DEVELOPMENT CO.

NAME OF DEVELOPER/SUBDIVISION

8103 BROADWAY

ADDRESS

828-6131

PHONE NO.

JAMES W. FRENCH & ASSOC

NAME OF CONSULTANT

8107 BROADWAY SUITE #203

ADDRESS

828-6131

PHONE NO.

~~TO NEAREST PUBLIC STREET~~

GENERAL LOCATION OF SITE & TIE DOWN DISTANCE ALONG THE EAST R.O.W. LINE

OF U.S. 281 NORTH SAN PEDRO AVE. NORTH OF ITS INTERSECTION

WITH REDLAND RD.

EXISTING ZONING (If Applicable) O.C.L.

PROPOSED WATER SERVICE

☒ City Water Board

☐ Other District

☐ Water Wells

Name

PROPOSED LAND USE

☒ Single Family

☒ Multi Family

☒ Business

☐ Industrial

☐ DUPLEX

PROPOSED SEWER SERVICE

☒ City of San Antonio

☐ Other System

☐ Septic Tank(s)

Name

* M.U.D. DENTON UTILITIES HOLDS LONG TERM AGREEMENT FOR WATER & SEWER WITH C.W.B. & CITY OF S.A.

(The space below is to be completed by the Department of Planning Staff).

DATE FILED MAY 2, 1983

REVISIONS FILED

(if applicable)

DATE OF RESPONSE MAY 30, 1983

DATE OF RESPONSE

(within 20 days of receipt).

(within 15 days of receipt).

Nov. 1984

(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

NEEDED INFORMATION:

no

D. INFORMATION REQUESTED. THE POADP, and an overview of the developer's projected land use, shall include, at least the following information.

☒ (a) perimeter property lines;

☒ (b) name of the plan and the subdivisions;

☒ (c) scale;

☒ (d) proposed land use(s) by location and type;

☒ (e) existing and proposed circulation system of collector and arterial

streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems: (side-walks, lanes, paths, etc.)

☒ (f) the proposed source and type of sewage disposal and water supply;

☒ (g) contour lines at no greater than ten (10) foot intervals;

☒ (h) projected sequence of phasing;

O.C.L. ☒ (i) existing and/or proposed zoning classification(s);

☒ (j) known ownership and proposed development of adjacent undeveloped land; and

☒ (k) existing adjacent streets or development which impact upon access decisions within the proposed POADP.

Revised plan dated 1-6-84 was sent to
me & Dean

DRAFT

CITY OF SAN ANTONIO

January 25, 1984

Applicant: Wendell Davis & Assoc.
 Mr. Wendell Davis
 Address: 8103 Broadway, suite 107
 San Antonio, Tx 78209

Encino Park

Plan
 Revised

83-17-65-86

The above has been reviewed by Planning and Public Works and it is recommended that it:

- () meets the P.O.A.D.P. requirements
- () does not meet the P.O.A.D.P. requirements and does not constitute a POADP. The latter information is set out in the following section(s) of the Subdivision Regulations:

- | | | |
|---------------|---------------|---------------|
| () 36-200(a) | () 36-200(b) | () 36-200(c) |
| () 36-200(d) | () 36-200(e) | () 36-200(f) |
| () 36-200(g) | () 36-200(h) | () 36-200(i) |
| () 36-200(j) | () 36-200(k) | () 36-200(l) |

- (X) is in general compliance with the Subdivision Regulations

- () lacks compliance with the Subdivision Regulations

- | | |
|--|-----------------|
| () Street layout | () Low density |
| () Relation to adjoining street system | () Fronting |
| () Stub streets | () 25' width |
| () Street line or intersections | () |
| () Dead-end streets | () |
| () Cul-de-sac streets in excess of 500' | () |

- () See annotations/comments on attached copy of your plan.

(X) Comments: This is to acknowledge receipt of the revised POADP dated Jan. 20, 1984 reflecting a street between Units 21 & 30. Said street was formerly planned as a collector street and is now being upgraded to 86' facility as discussed in our meeting of January 17, 1984. In this regard, staff offers no objection to the street amendment.

Please note that these are staff comments and not Planning Board recommendations. This action does not establish any commitment for the provision of utilities or services of any type now or in the future. The City of San Antonio, in this action, does not confer any vested rights to the applicant under the Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

By [Signature]

note: area identified as M.U.D. #2 has been added. see new P.O.A.D.P. filed by SRC inc.



CITY OF SAN ANTONIO

SAN ANTONIO, TEXAS 78285

Wendell Davis & Assoc.

Date: Jan 23, 1984

Applicant: Mr. Wendell Davis

Address: 8103 Broadway Suite 107
S.A. 78247 78209

C/Preliminary Plan

Re: ENCINO PARK P.O.A.D.P. Revised

File #: 83-17-66-86

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

- ☐ meets the P.O.A.D.P. requirements
- ☐ does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations:

- | | | |
|------------------------------------|------------------------------------|------------------------------------|
| <input type="checkbox"/> 36-20D(a) | <input type="checkbox"/> 36-20D(e) | <input type="checkbox"/> 36-20D(i) |
| <input type="checkbox"/> 36-20D(b) | <input type="checkbox"/> 36-20D(f) | <input type="checkbox"/> 36-20D(j) |
| <input type="checkbox"/> 36-20D(c) | <input type="checkbox"/> 36-20D(g) | <input type="checkbox"/> 36-20D(k) |
| <input type="checkbox"/> 36-20D(d) | <input type="checkbox"/> 36-20D(h) | <input type="checkbox"/> |

- ☒ is in general compliance with the Subdivision Regulations
- ☐ lacks compliance with the Subdivision Regulations regarding:

- | | |
|---|--|
| <input type="checkbox"/> Street layout | <input type="checkbox"/> Low density lots |
| <input type="checkbox"/> Relation to adjoining street system | <input type="checkbox"/> fronting onto major thoroughfares |
| <input type="checkbox"/> Stub streets | <input type="checkbox"/> 24' alley(s) |
| <input type="checkbox"/> Street jogs or intersections | <input type="checkbox"/> |
| <input type="checkbox"/> Dead-end streets | <input type="checkbox"/> |
| <input type="checkbox"/> Cul-de-sac streets in excess of 500' | <input type="checkbox"/> |

☐ See annotations/comments on attached copy of your plan.

☐ Comments: This is to acknowledge receipt of the revised P.O.A.D.P. dated Jan 20, 1984

reflecting a street between Units 21 & 30. Said street was formerly planned as a collection street and is now being upgraded to 36' facility as discussed in our meeting of Jan 17, 1984 as previously mentioned, staff offers no objection to the proposed street alignment.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plot under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

By _____

meets Jan 17, 84

allow a "T" intersection with an 86' facility.

maintain planned 84' with a "T"

need to show collection system
serving Unit 1-2.

~~The~~

1-17-84.

Met with Wendell, Dan Kood regarding Stopp's recommended alignment. Discussed several alternatives. The consensus was to maintain same alignment as planned by Wendell, with exception, that proposed collection which is planned to link with Belverde be upgraded to an 86' ROW. Design will cause a "T" intersection at 86' facility which link with Ennis Rd.

Wendell will

As discussed, Wendell will revise plan

As discussed.

Unusually



CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

October 3, 1983

Wendell Davis & Associates
Attn: Mr. Wendell Davis
8103 Broadway, Suite 107
San Antonio, Texas

Re: Encino Park

Dear Mr. Davis:

The revised Preliminary Overall Area Development Plan (POADP) for Encino Park (File #83-10-58-22) has been reviewed by staff. Amendments to the plan involved provisions for a new 86' thoroughfare from San Pedro to the extension of Evans Road, alignment of Encino Rio which creates a "T" intersection at the above mentioned 86' facility and the relocation of the "Evans Road extension" at San Pedro Avenue in order to cause a direct alignment with the proposed 110' street planned to the west of San Pedro Avenue in the Stone Oak Development.

In this regard, staff consensus is that the changes as shown on the P.O.A.D.P. are in accordance with prior discussion with you/client and staff. Also from that discussion, it is our understanding that the subdivision design adjacent to the 60' collector indicated to connect with Bulverde Road or Redland Road is a tentative design. This is a result of a potential amendment to the Major Thoroughfare Plan. The change if endorsed by the Planning Commission and City Council would call for a design causing the 86' thoroughfare, to curve in a southeasterly direction at or about where the 60' collector is illustrated to connect with Bulverde Road. Given the possible change to the Major Thoroughfare Plan, it is recommended that the area immediately adjacent to the collector not be platted until a definite plan has been established.

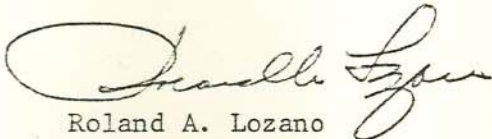
Additionally, it is noted that the POADP does not reflect Evans Road as a 110' type street where it connects with San Pedro. We have mentioned this to Mr. Ghormley in our earlier comments. We make this recommendation based on our understanding that the Stone Oak development plans call for said street to be 110' from San Pedro to the west thru their development. Therefore, relative to the intersection of Evans Road and San Pedro, we recommend that you continue Evans Road as a 110' street from San Pedro east to the first or second collector street along your proposed commercial development and then transitioning down to the 86' R.O.W.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities.

or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time to platting.

If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in dark ink, appearing to read "Roland A. Lozano". The signature is fluid and cursive, with a large initial "R" and "L".

Roland A. Lozano
Director of Planning

RAL/EG/sm

cc: Dean Chadwick, Traffic Engineering

June 13, 1983

Denton Development Co.
Attn: Mr. Allen Chormley,
8103 Broadway
San Antonio, Texas

Re: Encino Park

Dear Mr. Chormley:

Reference is made to the Preliminary Overall Area Development Plan (POADP) for Encino Park (File #83-17-65-86) submitted for staff review and comment. The conceptual plan was jointly reviewed by Traffic Engineering and Planning staff. Specifically, the review was directed at areas for which plats have not been approved or recorded.

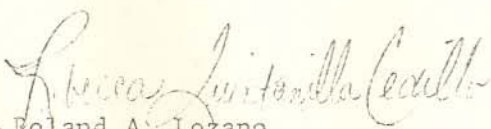
Analysis of the overall plan concludes that the planned proposal is in general compliance with Chapter 36. However, please note that this department is currently studying the future need for a major thoroughfare in this rapidly growing area. A study of this area is indicative of the need to classify Evans Road and Bulverde Road as arterials streets. The tentative plan calls for designating Evans Road as a secondary arterial type "A" street (86' R.O.W.), and Bulverde Road as a primary arterial type "A" (110' R.O.W.) south of Evans and as a secondary (86' R.O.W.) north of Evans. Given the proposed addendum to the Major Thoroughfare Plan, it is recommended that you plan the collector street linking Evans Road and U.S. 281 North (San Pedro Avenue) as an 86' facility. Staff's recommended proposal would then be consistent with the planned major thoroughfare amendment.

Additionally, we are aware of a planned primary arterial (110' R.O.W.) thru Stone Oak Subdivision on the west side of U.S. 281 North. The proposed 110' facility on the Stone Oak plan appears to be in general alignment with your planned "Evans Road extension" street. In view of this, we recommend that the "Evans Road Extension" be 110' R.O.W. from U.S. 281 east to the first collector street (a distance of approximately 700') and then transition to 86' R.O.W. Further, it is recommended that the balance of Encino Rio which will be platted in conjunction with future units, be upgraded to an 86' facility up to the Evans Road extension. Regarding Bulverde Road, if areas contiguous to said road are expected to be platted in the near future, before consideration of the proposed Major Thoroughfare Plan by the Planning Commission and City Council, we ask that serious attention be given to provide dedication for street widening in order to accommodate the projected thoroughfare. If additional information relative to the proposed Major Thoroughfare is needed, please make contact with Mr. Al Eisenwenger of our Transportation Study Office.

Please note that this staff review does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

We appreciate your having met with us regarding this POADP and your indication of no problems with our recommended ROW's. If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,


for Roland A. Lozano
Director of Planning

RAL/EMC/sm *E.G.*

cc: Dean Chadwick, Traffic Engineering
Wendell Davis, Planning & Development Consultant

Wendell Davis & Assoc.
c/o Mr. Wendell Davis
8103 Broadway, Suite 107
San Antonio Texas.

Re: Encino Park

Dear Mr. Davis

The revised P.O.A.D.P. for Encino Park File 83-10-58-22

has been reviewed by staff. Amendments to the plan involved provisions for the most southerly 86' facility from San Pedro to the extension of Evans Rd., alignment of Encino Rd which creates a "T" intersection at the above mentioned 86' facility and the relocation of ^{the} Evans Rd. ^{extension} at San Pedro Ave. in order to cause a direct alignment with the proposed 110' street planned ~~to~~ the west of San Pedro Ave in the Stone Oak Development.

In this regard, staff concerns is that the changes as shown on the P.O.A.D.P. are in accordance with prior discussion with you/client and staff. Also from that discussion, it is our understanding that the subd. design work for the area adjoining the 60' collector ~~which~~ is planned to connect with Bulverde Rd. or Redland Rd, as indicated on the P.O.A.P. is a tentative design. This is a result of a potential amendment to the Major Thoroughfare Plan. The change

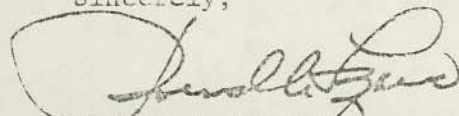
if endorsed by the Planning Commission & City Council
would call for a design causing the most southerly 86'
row, as currently shown on the P.O.A.P.P., to curve in
a southeasterly direction at or about what the 60'
collector is illustrated. This change would then allow an
east-west linkage with Bulverde Rd. ^{the possible change to the M. & P. Plan, since it is so, that adopted.}
_{the area immediately adjacent to the collector not be platted until a definite plan has been established.}
Additionally it is noted ^{that} the revised P.O.A.P.P. doesn't
reflect the upgrading of Evans Rd. at San Pedro as initially
_{to Mr. Allen Hornely.}
recommended in our previous comments. Staff is still
of the opinion that ^{the} "Evans Rd. Extension" should be
upgraded to a 110' status from ^{San Pedro Ave} (U.S. 281 North) east
to the first collector street (a distance of approximately 700')
and then transition to an 86' ROW. This proposal
takes into consideration the planned 110' facility in the
Stone Oak develop and the introduction of expected high
volume of traffic ^{at this location} ~~in the vicinity~~.

Please note that these are staff comments and not Planning Commission comments.
~~If you make any expenditures based on these comments, you do so at your own risk
since staff cannot make any commitments for the Planning Commission or the City.~~

This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,



Roland A. Lozano
Director of Planning

Denton Development Co
att: Mr. Allen Gormley
8103 Broadway
San Antonio Texas
782

Date

Re Encino Park P.O.A.D

Dear Mr. Gormley,

Reference is made to the Preliminary Overall Area Development Plan

for Encino Park File # 83-17-65-86 submitted for staff review & comment.

The conceptual plan was jointly reviewed by Traffic Eng. and Planning staff.

Specifically, the review was directed at areas for which plots have not been

app or recorded. ¹¹ Analysis of the overall plan concludes that the planned

proposal is in general compliance with Chapter 36. However, notice is

given that this dept. is currently studying the future need for major

thoroughfare in this rapidly growing area. A study of this area

is indicative of the need to classify Evans Rd. & Bulverde Rd.

as arterial streets. The tentative plan calls for designating Evans Rd.

as a secondary arterial type "A" street (86' ROW), and Bulverde Rd. as

a Primary Arterial type "A" (110' ROW) ^{south} north of Evans and as a secondary

86' ROW. north of Evans. Given the proposed addendum to the M.T.P.,

it is recommended that consideration be given to upgrading the

planned collector street linking Evans Rd. and U.S. 281 (San Pedro Ave.)

to 86' facility. Staff's recommended prop would be consistent with the planned

major thoroughfare proposal, if endorsed by the P.C. and C.C.

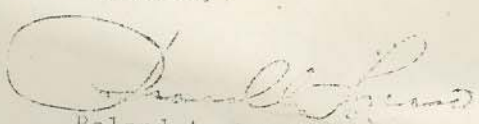
Additionally it is noted that our staff is in receipt of a designed plan Stone Oak reflecting a primary arterial (110' ROW) on the west side of U.S. 281 north. The proposed 110' facility as shown on the Stone Oak scheme appears to be ⁱⁿ general alignment with your planned collector street. In view of this, consideration should be given to planning the intersection at far Redwood to accommodate 110' entry point and then transition to 86' ROW. You may wish to make contact with the consulting firm of H.C.T. which have undertaken the Stone Oak project in order to coordinate planning efforts in the area. Regarding Bulverde Rd. ^{contiguous to said road.} if areas are expected to be platted in the near future, before consideration of the proposed M.T.P. by the P.C. and C.C., we ask that serious attention be given to provide ded. for street widening in order to accommodate the projected thoroughfare. If additional info relative to the proposed M.T.P. is needed, please make arrangements of

Please note that these are staff comments and not Planning Commission comments. If you make any expenditures based on these comments, you do so at your own risk since staff cannot make any commitments for the Planning Commission or the City.

This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,



Roland A. Lozano
Director of Planning

4901 LBJ Freeway
Dallas, Texas 75244
(214) 386-0444



Sunbelt Savings®

April 4, 1988

Mr. Mike O'Neal, Planning Dept.
City of San Antonio
P.O. Box 9066
San Antonio, Texas 78285

Dear Mr. O'Neal:

I enjoyed our visit over the telephone last week. As we discussed, Sunbelt Savings now owns the Encino Park Project in your city. It is a very large project in which we plan to stay on top of in terms of preserving our asset as well as complying with the city of San Antonio on any matters past, present, or in the future. My direct line in Dallas is (214) 770-1183, if you have any questions or needs regarding this project please don't hesitate to call. I might also add and advise you of the Canyon Oaks Project at Hwy 281 and Hwy 1604 of which we own. Any questions or needs regarding this project can also come to me. Thanks for your consideration.

Sincerely,

Bobby Stewart
Asset Manager - Real Estate Division

BS/alw

~~Eddie Ray~~ ^{new} Eddie Ray
Let's put copies
of this in Encino
Park & Canyon
Oaks P.O. Box files
Mike

PHASING OF ENCINO PARK DEVELOPMENT

	MUD 1		MUD 2		MUD 3		SECTOR 4		TOTALS	
	acres	units	acres	units	acres	units	acres	units	acres	units
RESIDENTIAL	411.6	1011	517.7	1579	505.5	1364	414.5	1124	1849.3	5078
Estate Lots	61.6	34	96.2	126	79.3	103	194.8	190	431.9	453
Low Density	343.8	915	339.6	939	380.3	1021	188.9	472	1252.6	3347
Medium Density	6.2	62	48.9	250	36.7	140	0	0	91.8	452
High Density	0	0	33	264	9.2	100	30.8	462	73	826
COMMERCIAL	25.8		2		6.8		11		45.6	
OFFICE/WAREHOUSE	79.9		0		0		112		191.9	
SCHOOL SITE	0		11.7		10.3		0		22	
CHURCH SITE	4.8		4.5		4.2		2.4		15.9	
FLOODPLAINS/OPEN SPACE	62		49.6		41.3		26.2		179.1	
MAJOR THOROUGHFARES	13.2		20.4		5.1		5.3		44	
RECREATION AREA	4.2		0		5.7		0		9.9	
POWER LINE EASEMENT	7.7		5.6		0		0		13.3	
TOTALS	609.2	1011	611.5	1579	578.9	1364	571.4	1124	2371	5078

9/21/82